

BEARING CAPACITY OF SOIL SHALL BE CONFIRMED PRIOR TO CONSTRUCTION.

FOR ENGINEERED TRUSS JOISTS, REFER TO ATTACHED MANUFACTURER'S FLOOR JOIST DRAWINGS.

MINIMUM FOOTING WIDTH OR AREA SHALL CONFORM TO TABLE 9.15.3.4.

STEEL COLUMNS SHALL CONFORM TO OBC 9.17.3.

WOOD COLUMNS SHALL CONFORM TO OBC 9.17.4.

MAXIMUM SPANS OF STEEL BEAMS SUPPORTING FLOORS SHALL CONFORM TO TABLE 9.23.4.3.

MAXIMUM SPANS OF STEEL BEAMS SUPPORTING A ROOF AND ONE FLOOR SHALL CONFORM TO TABLES A-20 TO A-28.

WOOD FLOOR JOISTS SHALL CONFORM TO OBC 9.23.9.

MAXIMUM SPANS FOR WOOD FLOOR JOISTS SHALL CONFORM TO TABLES A1 AND A-2 OR WITH MANUFACTURER'S SPAN TABLES.

MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR BEAMS SHALL CONFORM TO TABLES A-8 THROUGH A-10.

MAXIMUM SPANS FOR LINTELS SHALL CONFORM TO TABLES A-13 THROUGH A-19.

FLOORS-ON-GROUND SHALL CONFORM TO OBC 9.16.

CONCRETE SHALL CONFORM TO OBC 9.3.1.

(B.9.15.4.2) CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM THICKNESS OF 200 mm (7-7/8") UNLESS OTHERWISE SPECIFIED. THE MAXIMUM THICKNESS OF THE FINISHED GRADE ABOVE THE BASEMENT FLOOR, FOR LATERALLY SUPPORTED WALLS, SHALL BE AS FOLLOWS:

200 mm (7-7/8") SOLID CONCRETE

250 mm (11-5/8") CONCRETE BLOCK

A SUBSURFACE INVESTIGATION, INCLUDING GROUNDWATER CONDITIONS, SHALL BE CARRIED OUT, BY OR UNDER THE DIRECTION OF A PERSON HAVING KNOWLEDGE AND EXPERIENCE IN PLANNING AND EXECUTING SUCH INVESTIGATIONS TO A DEGREE APPROPRIATE FOR THE BUILDING AND ITS USE, THE GROUND AND THE SURROUNDING SITE CONDITIONS, IN CONFORMANCE WITH OBC 4.2.2.1.

TERMITE AND DECAY PROTECTION FOR LUMBER AND WOOD PRODUCTS SHALL CONFORM TO OBC 9.3.2.9.(6).

STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL CONFORM TO OBC 9.4.1.

THE CLEAR HEIGHT OVER STAIRS MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE LEADING EDGES OF THE TREADS SHALL BE NOT LESS THAN 1,950 mm, WITHIN DWELLING UNITS [OBC 9.8.2.2]

DIMENSIONS FOR RECTANGULAR TREADS RISE MAX. 200 mm, MIN. 125 mm RUN MAX. 355 mm, MIN. 255 mm [OBC TABLE 9.8.4.1]

A HANDRAIL SHALL BE PROVIDED ...

(A) ON AT LEAST ONE SIDE OF STAIRS OR RAMPS LESS THAN 1,100 mm IN WIDTH,

(B) ON 2 SIDES OF CURVED STAIRS OR RAMPS OF ANY WIDTH, EXCEPT CURVED STAIRS WITHIN DWELLING UNITS, AND

(C) ON 2 SIDES OF STAIRS OR RAMPS 1,100 mm IN WIDTH OR GREATER.

HANDRAILS ARE NOT REQUIRED FOR ...

(A) INTERIOR STAIRS HAVING NOT MORE THAN 2 RISERS AND SERVING A SINGLE DWELLING UNIT, OR

(B) EXTERIOR STAIRS HAVING NOT MORE THAN 3 RISERS AND SERVING A SINGLE DWELLING UNIT. [OBC 9.8.7.1]

THE HEIGHT OF HANDRAILS ON STAIRS AND RAMPS SHALL BE NOT LESS THAN 865 mm AND NOT MORE THAN 965 mm. [B 9.8.7.4]

EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE SUPPORTED ON UNIT MASONRY OR CONCRETE WALLS OR PIERS NOT LESS THAN 150 mm IN CROSS SECTION, OR CANTILEVERED FROM THE MAIN FOUNDATION WALL. [OBC 9.8.9.2]

GRANULAR MATERIAL USED TO DRAIN THE BOTTOM OF A FOUNDATION SHALL CONFORM TO OBC 9.14.4.1.

WHERE A FOUNDATION IS ERRECTED ON FILLED GROUND, PEAT OR SENSITIVE CLAY, THE FOOTING SIZES SHALL CONFORM TO OBC SECTION 4.2. [OBC 9.15.1.1.(3)]

LINTELS AND ARCHES THAT SUPPORT MASONRY SHALL CONFORM TO OBC 9.20.5.

THE LENGTH OF END BEARING OF BEAMS THAT ARE SUPPORTED ON MASONRY SHALL BE NOT LESS THAN 90 mm. THE LENGTH OF END BEARING OF FLOOR, ROOF OR CEILING JOISTS THAT ARE SUPPORTED ON MASONRY SHALL BE NOT LESS THAN 40 mm. [OBC 9.20.8.3]

WOOD BEAMS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 89 mm LENGTH OF BEARING AT END SUPPORTS. [OBC 9.23.8.1]

A FLOOR DRAIN SHALL BE INSTALLED IN A BASEMENT FORMING PART OF A DWELLING UNIT. [OBC 9.31.4.4]

CAPACITY AND SOUND RATINGS FOR REQUIRED FANS SHALL CONFORM TO OBC 9.32.3.9.

3-WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL BE PROVIDED TO CONTROL AT LEAST ONE LIGHTING OUTLET WITH FIXTURE FOR STAIRWAYS WITH 4 OR MORE RISERS IN DWELLING UNITS. [OBC 9.34.2.3(2)]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR EACH 30 m<sup>2</sup> OF FLOOR AREA OR FRACTION OF IT IN UNFINISHED BASEMENTS. [OBC 9.34.2.4]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED IN STORAGE ROOMS. [OBC 9.34.2.5]

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC B 9.40.1.4.

EXCEPT FOR DOORS ON ENCLOSED UNHEATED VESTIBULES AND COLD CELLARS, AND EXCEPT FOR THE GLAZED PORTIONS OF DOORS, ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.7 WHERE A STORM DOOR IS NOT PROVIDED. [OBC B 12.3.2.7]

THE MAXIMUM DEFLECTION OF STRUCTURAL MEMBERS SHALL CONFORM TO TABLE 9.4.3.1.

COMBINATION ROOMS SHALL CONFORM TO OBC 9.5.1.4.

WINDOWS DOORS AND SKYLIGHTS SHALL CONFORM TO OBC SECTION 9.7.

UNIFORMITY AND TOLERANCES FOR RISERS AND TREADS SHALL CONFORM TO OBC 9.8.4.4.

THE DEPTH OF A RECTANGULAR TREAD SHALL BE IN COMPLIANCE WITH OBC 9.8.4.1.

LANDINGS SHALL BE PROVIDED IN CONFORMANCE WITH OBC 9.8.6.2.

DIMENSIONS OF REQUIRED LANDINGS SHALL CONFORM TO OBC 9.8.6.3.

THE CLEARANCE BETWEEN A HANDRAIL AND ANY SURFACE BEHIND IT SHALL BE NOT LESS THAN 50 mm. ALL HANDRAILS SHALL BE CONSTRUCTED SO AS TO BE CONTINUALLY GRASPABLE ALONG THEIR ENTIRE LENGTH WITH NO OBSTRUCTION ON OR ABOVE THEM TO BREAK A HANDHOLD, EXCEPT WHERE THE HANDRAIL IS INTERRUPTED BY NEWELS AT CHANGES IN DIRECTION. [OBC 9.8.7.5]

THE DESIGN AND ATTACHMENT OF HANDRAILS AND ANY BUILDING ELEMENT THAT COULD BE USED AS A HANDRAIL SHALL CONFORM TO OBC 9.8.7.7.

ALL GUARDS WITHIN DWELLING UNITS SHALL BE NOT LESS THAN 900 mm HIGH. [OBC 9.8.8.3]

LOADS ON STAIRS AND RAMPS SHALL CONFORM TO OBC 9.8.9.1.

THE FINISH FOR TREADS, LANDINGS AND RAMPS SHALL CONFORM TO OBC 9.8.9.6.

FIRE BLOCKS MATERIALS SHALL CONFORM TO OBC 9.10.16.3.

SMOKE ALARMS CONFORMING TO CAN/ULC-531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH OBC 9.10.19.

FIREPLACE INSERTS AND HEARTH-MOUNTED STOVES SHALL CONFORM TO OBC 9.22.10.

ANCHORAGE OF COLUMNS AND POSTS SHALL CONFORM TO OBC 9.23.6.2.

WALL STUD SIZE AND SPACING SHALL CONFORM TO OBC 9.23.10.1.

STUD POSTS BUILT INTO WALLS SHALL CONFORM TO OBC 9.23.10.7.

VAPOUR BARRIER MATERIALS SHALL CONFORM TO OBC 9.25.4.2.

VAPOUR BARRIER INSTALLATION SHALL CONFORM TO OBC 9.25.4.3.

ALL PLUMBING FACILITIES AND SYSTEMS SHALL COMPLY WITH OBC SECTION 9.31.

ALL NATURAL VENTILATION OF ROOMS AND SPACES, AND SELF-CONTAINED MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH OBC SECTION 9.32.

ALL HEATING AND ALL AIR-CONDITIONING SYSTEMS AND CENTRAL HEATING SYSTEMS INCLUDING REQUIREMENTS FOR COMBUSTION AIR SHALL COMPLY WITH OBC SECTION 9.33.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN CONFORMANCE WITH OBC 9.33.4.

ALL ELECTRICAL FACILITIES AND OUTLETS SHALL CONFORM TO OBC SECTION 9.34.

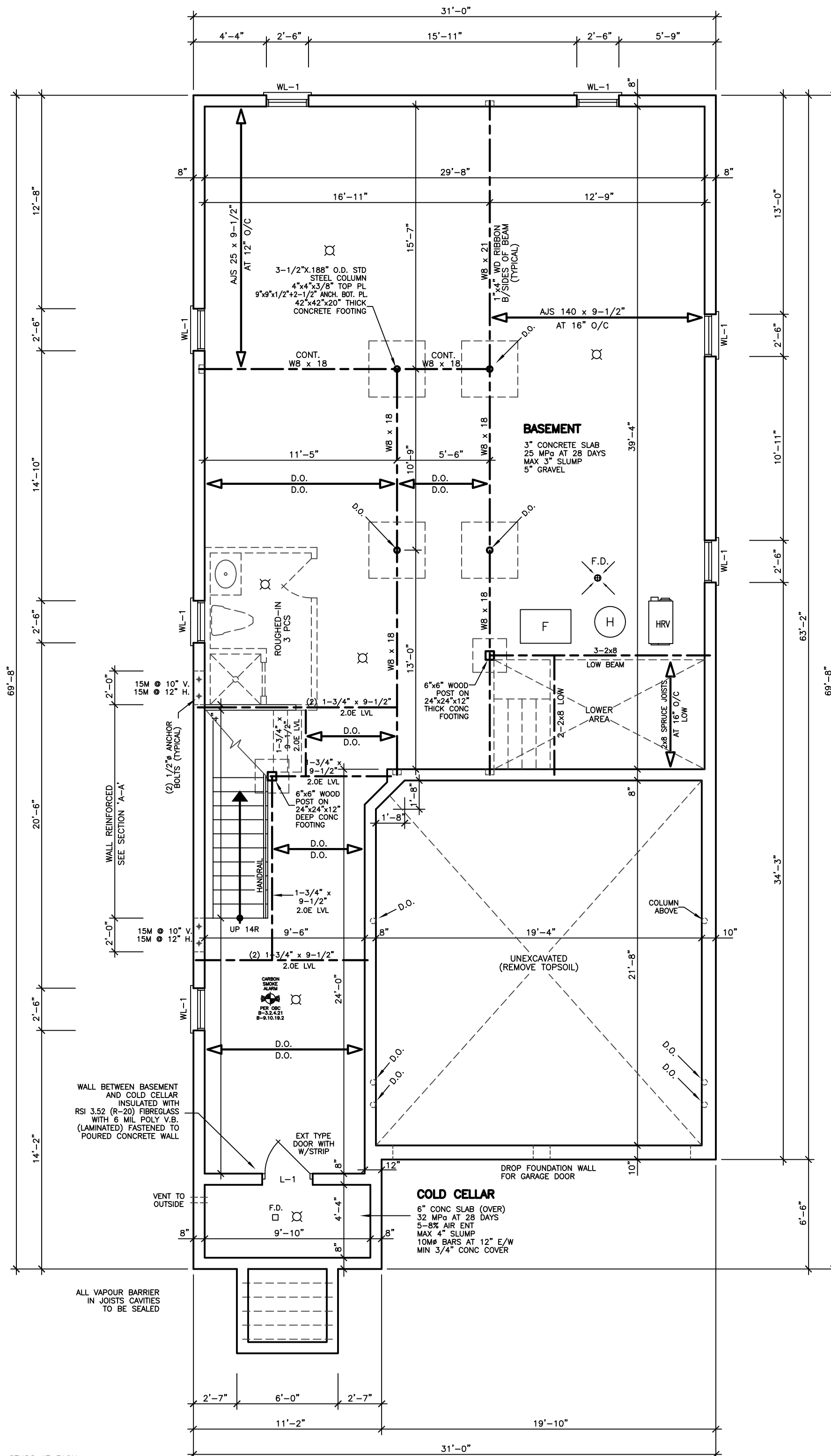
COLUMNS THAT SUPPORT A DECK WITH NO SUPERSTRUCTURE NEED NOT BE PROVIDED WITH LATERAL SUPPORT WHERE THE COLUMNS ARE NOT MORE THAN 600 mm IN LENGTH AS MEASURED FROM THE FINISHED GROUND TO THE UNDERSIDE OF THE SUPPORTED MEMBER. [OBC 9.17.2.2.(3)]

DOOR SCHEDULE	
1	= 2'0" x 6'8" x 1 3/4" EXTERIOR
2	= 2'8" x 6'8" x 1 3/4" EXTERIOR
3	= 2'8" x 6'8" x 1 3/4" GARAGE, GASPROOF + CLOSER
4	= 2'8" x 6'8" x 1 3/4" INTERIOR
5	= 2'8" x 6'8" x 1 3/4" INTERIOR
6	= 2'4" x 6'8" x 1 3/4" INTERIOR
7	= 2'2" x 6'8" x 1 3/4" INTERIOR
8	= 2'0" x 6'8" x 1 3/4" INTERIOR
9	= 1'6" x 6'8" x 1 3/4" INTERIOR

LINTEL SCHEDULE	
L-1	= (2) LINTELS 3 1/2" x 3 1/2" x 1/4"
L-2	= W8 x 18 + 1/4" PLATE
WL-1	= 3 1/2" x 3 1/2" x 1/4" + (2) 2" x 8" #1 SPRUCE
WL-2	= 5" x 3 1/2" x 3/8" + (2) 2" x 10" #1 SPRUCE
WL-3	= 5" x 3 1/2" x 3/8" + (2) 2" x 12" #1 SPRUCE
WL-4	= 6" x 3 1/2" x 3/8" + (3) 2" x 12" #1 SPRUCE

#### STRUCTURAL NOTE

- PROVIDE 3-2x6 OR 3-2x4 POST MIN. TO MATCH WALL STUDS AT EACH LINTEL OR BEAM BEARING (TYP.) UNLESS NOTED ON PLAN
- STRUCTURAL LEGEND
- LVL9 DENOTES 1-1 3/4" x 9 1/2" LVL2.0E
2. BEAMS WITH SUPPORT OF RAILINGS TO BE COORDINATED WITH RAILING SUPPLIER.



## BASEMENT FLOOR PLAN

REVISIONS		
#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	FE 10 23

LEONARD KALISHENKO  
AND ASSOCIATES LIMITED  
STRUCTURAL ENGINEERS  
FOR STRUCTURAL  
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER  
KALISHENKO  
20 DEC 2022  
PROVINCE OF ONTARIO

ASSUMED ROOF TRUSS BEARING  
ON THE EXTERIOR WALLS ONLY  
THE DESIGN OF ENTIRE STRUCTURE  
SHOULD BE REVIEWED TO ACCOMMODATE  
FINAL ROOF TRUSS LAYOUT

## KING EAST ESTATES



ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL.

THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DRAWINGS MUST NOT BE SCALED.

## ARCHITECTURAL DESIGN INC.

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## C2A-20 MODEL 3400 A

PROJECT  
PROPOSED  
TWO STOREY DWELLING  
FOR: KING EAST DEVELOPMENTS INC.  
AT: SPECIOSA STREET  
RICHMOND HILL

## DRAWING BASEMENT FLOOR PLANS

DATE	APR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-2
CHECKED			
SCALE	3/16"=1'-0"		

EXHAUST DUCTS CONNECTED TO LAUNDRY DRYING EQUIPMENT SHALL BE:  
(A) INDEPENDENT OF OTHER EXHAUST DUCTS,  
(B) DESIGNED AND INSTALLED SO THAT THE ENTIRE DUCT CAN BE CLEANED, AND  
(C) CONSTRUCTED OF MATERIAL THAT IS SMOOTH AND CORROSION-RESISTANT.  
[OBC 6.2.3.8.(7)]

THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN ...  
(A) 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK,  
(B) 20 MPa FOR INTERIOR FLOORS, AND  
(C) 15 MPa FOR ALL OTHER APPLICATIONS.  
CONCRETE USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 TO 8%. [OBC 9.3.1.6]

IF WOOD OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN CONFORMANCE WITH OBC 9.5.2.3.

WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC B.9.7

A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. OBC 9.10.15.13.

A HANDRAIL SHALL BE PROVIDED ...  
(A) ON AT LEAST ONE SIDE OF STAIRS OR RAMPS LESS THAN 1,100 mm IN WIDTH,  
(B) ON 2 SIDES OF CURVED STAIRS OR RAMPS OF ANY WIDTH, EXCEPT CURVED STAIRS WITHIN DWELLING UNITS, AND  
(C) ON 2 SIDES OF STAIRS OR RAMPS 1,100 mm IN WIDTH OR GREATER.  
HANDRAILS ARE NOT REQUIRED FOR:  
(A) INTERIOR STAIRS HAVING NOT MORE THAN 2 RISERS AND SERVING A SINGLE DWELLING UNIT, OR  
(B) EXTERIOR STAIRS HAVING NOT MORE THAN 3 RISERS AND SERVING A SINGLE DWELLING UNIT. [OBC 9.8.7.1]

THE HEIGHT OF HANDRAILS ON STAIRS AND RAMPS SHALL BE NOT LESS THAN 865 mm AND NOT MORE THAN 965 mm. [B.9.8.7.4]

GUARDS SHALL CONFORM TO OBC 9.8.8.1 AND SHALL RESIST LOADS IN CONFORMANCE WITH TABLE 9.8.8.2.

WHERE A GARAGE IS ATTACHED TO OR BUILT INTO A BUILDING OF RESIDENTIAL OCCUPANCY, (A) AN AIR BARRIER SYSTEM IN CONFORMANCE OBC 9.25.3, SHALL BE INSTALLED BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES, AND (B) EVERY DOOR BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING SHALL CONFORM TO OBC 9.10.13.15.

A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT-FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. [OBC 9.10.13.15]

FACTORY-BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO CAN/ULC-S610-M, "FACTORY-BUILT FIREPLACES". [OBC 9.22.8.1]

LAUNDRY FACILITIES OR A SPACE FOR LAUNDRY FACILITIES SHALL BE PROVIDED IN EVERY DWELLING UNIT OR GROUPED ELSEWHERE IN THE BUILDING IN A LOCATION CONVENIENTLY ACCESSIBLE TO OCCUPANTS OF EVERY DWELLING UNIT. [9.31.4.2]

A CLOTHES DRYER EXHAUST DUCT SYSTEM SHALL CONFORM TO PART 6. [OBC 9.32.1.1]

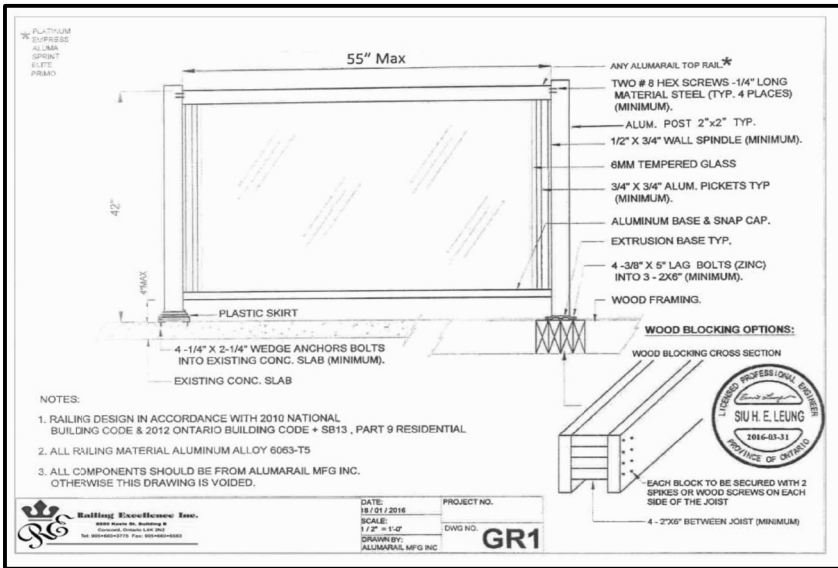
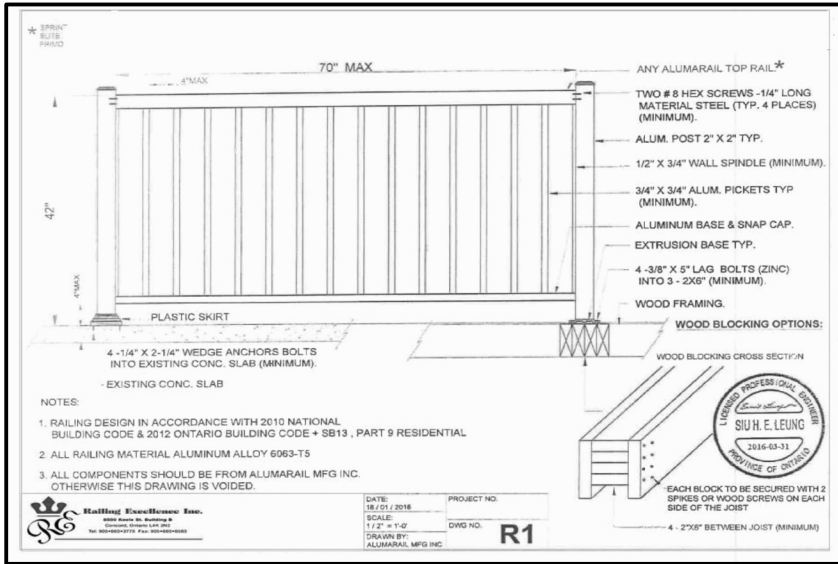
AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM. [OBC 9.32.3.5.(2)]

EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12.(10)]

THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, INCLUDING STOVES, COOK TOPS AND SPACE HEATERS, SHALL CONFORM TO CAN/CSA-B365-M, "INSTALLATION CODE FOR SOLID-FUEL-BURNING APPLIANCES AND EQUIPMENT". [OBC 9.34.3.1.2]

3-WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL BE PROVIDED TO CONTROL AT LEAST ONE LIGHTING OUTLET WITH FIXTURE FOR STAIRWAYS WITH 4 OR MORE RISERS IN DWELLING UNITS. [OBC 9.34.2.3.(2)]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR AN ATTACHED, BUILT-IN OR DETACHED GARAGE OR CARPORT. [OBC 9.34.2.6]



DOOR SCHEDULE	
1	= 2'0 x 6'8 x 1 3/4\"
2	= 2'8 x 6'8 x 1 3/4\"
3	= 2'8 x 6'8 x 1 3/4\"
4	= 2'8 x 6'8 x 1 3/8\"
5	= 2'8 x 6'8 x 1 3/8\"
6	= 2'4 x 6'8 x 1 3/8\"
7	= 2'2 x 6'8 x 1 3/8\"
8	= 2'0 x 6'8 x 1 3/8\"
9	= 1'8 x 6'8 x 1 3/8\"

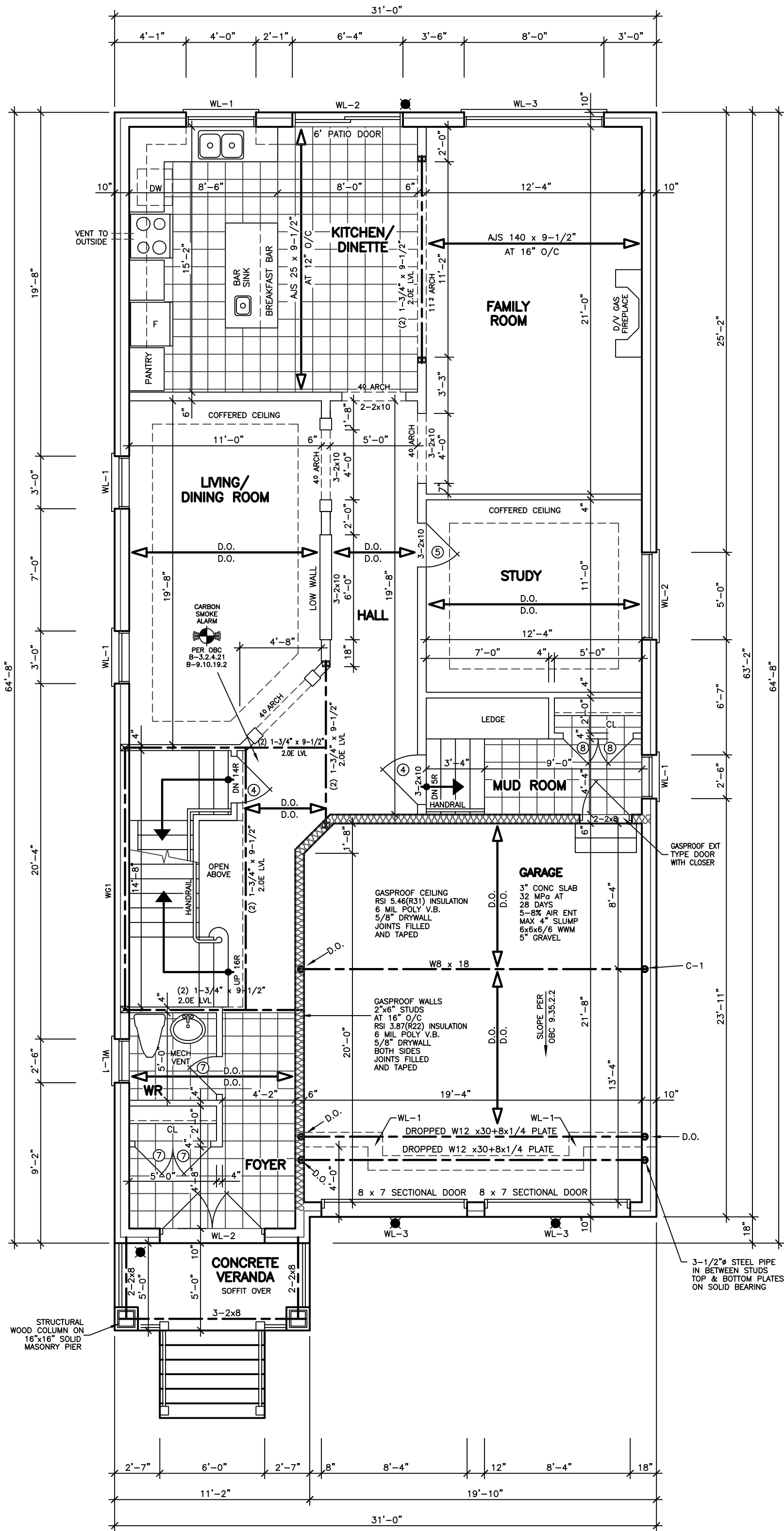
LINTEL SCHEDULE	
L-1	= (2) LINTELS 3 1/2\"
L-2	= W8 x 18 + 1/4\"
WL-1	= 3 1/2\"
WL-2	= 5\"
WL-3	= 5\"
WL-4	= 6\"

#### STRUCTURAL NOTE

- PROVIDE 3-2x6 OR 3-2x4 POST MIN. TO MATCH WALL STUDS AT EACH LINTEL OR BEAM BEARING (TYP.) UNLESS NOTED ON PLAN
- BEAMS WITH SUPPORT OF RAILINGS TO BE COORDINATED WITH RAILING SUPPLIER.

#### STRUCTURAL LEGEND

WG1 DENOTES 3-1 3/4\"  
FLUSH AT THE SECOND FLOOR LEVEL.  
GLUED AND SCREWED BY MEAN OF TWO 1/4\"  
96\" O/C STAGGERED AT EACH HORIZONTAL ROW,  
WITH 2 1/2\"  
AND 5\"  
CONNECT WG1 TO LVL BEAMS AT EACH END BY MEAN OF JA9 BY MITEK  
JA9 - DETAIL BY MITEK  
C1 DENOTES 3-1/2\"  
IN BETWEEN STUDS WITH 3/8\"  
AND 6\"x5/8\"x10\" + 2-1/2\"  
ON SOLID BEARING



FIRST FLOOR PLAN 'A'

#### REVISIONS

#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	FE 10 23

ABOVE-GRADE MASONRY SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.20

WOOD FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.23

#### FLOOR AREAS AND COVERAGE

1st FLOOR	=	1522.90	SF
2nd FLOOR	=	141.48	SM
(-OPENINGS)	=	177.61	SM
TOTAL	=	-19.45	SF
COVERAGE	=	3415.26	SF
	=	317.28	SM
	=	2030.75	SF
	=	188.66	SM

KING EAST  
ESTATES



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DRAWINGS MUST NOT BE SCALED.

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C2A-20  
MODEL 3400 A

#### PROJECT

PROPOSED  
TWO STOREY DWELLING

FOR: KING EAST DEVELOPMENTS INC.  
AT: SPECIOSA STREET  
RICHMOND HILL

#### DRAWING

FIRST FLOOR PLANS

DATE	APR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-3
CHECKED			
SCALE	3/16"=1'-0"		

SPECIFIED DESIGN SNOW LOADS SHALL CONFORM TO OBC 9.4.2.2.

ATTICS AND ROOF SPACES SHALL CONFORM TO OBC 9.4.2.4.

IF WOOD OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN CONFORMANCE WITH OBC 9.5.2.3.

GLASS OTHER THAN SAFETY GLASS SHALL NOT BE USED FOR A SHOWER OR BATHTUB ENCLOSURE. [OBC B 9.6.1.4(6)]

THE MINIMUM WINDOW GLASS AREA FOR ROOMS IN BUILDINGS OF RESIDENTIAL OCCUPANCY OR ROOM THAT ARE USED FOR SLEEPING SHALL CONFORM TO TABLE B 9.7.2.3.

WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC B.9.7

DIMENSIONS FOR RECTANGULAR TREADS  
RISE MAX. 200 mm, MIN. 125 mm  
RUN MAX. 355 mm, MIN. 255 mm  
[OBC TABLE 9.8.4.1]

EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32  $m^2$  AND WITH NO DIMENSION LESS THAN 545 mm. ACCESS HATCHES SHALL BE FITTED WITH DOORS OR COVERS. [OBC 9.19.2.1]

WOOD ROOF TRUSSES SHALL CONFORM TO OBC 9.23.13.11.

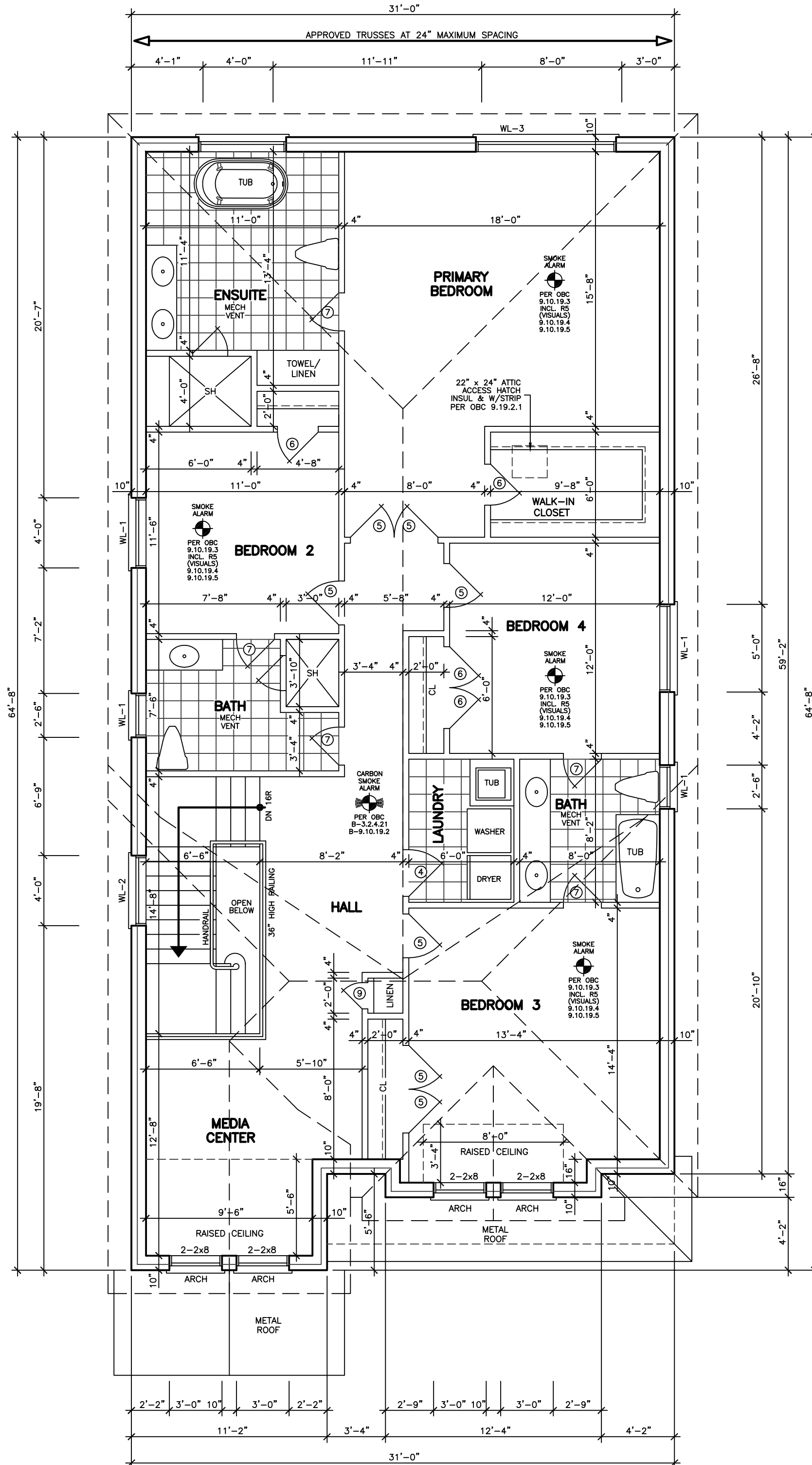
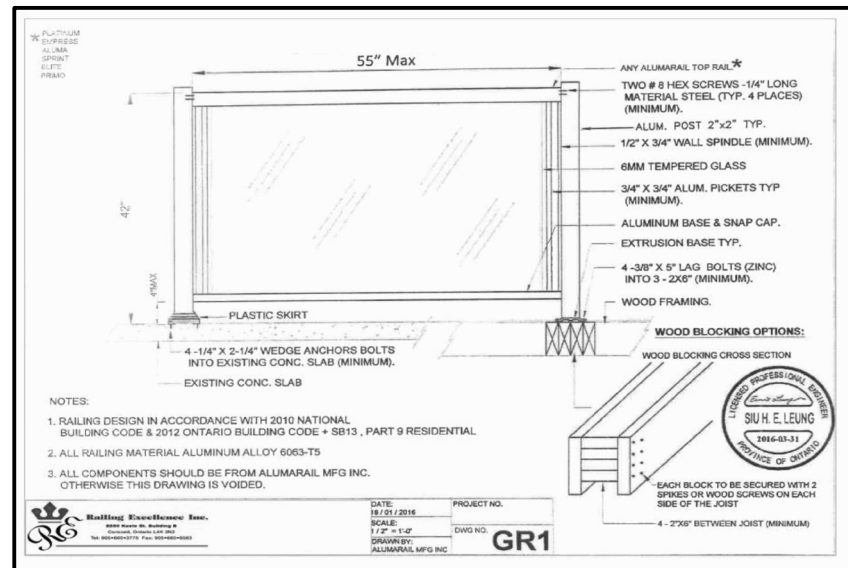
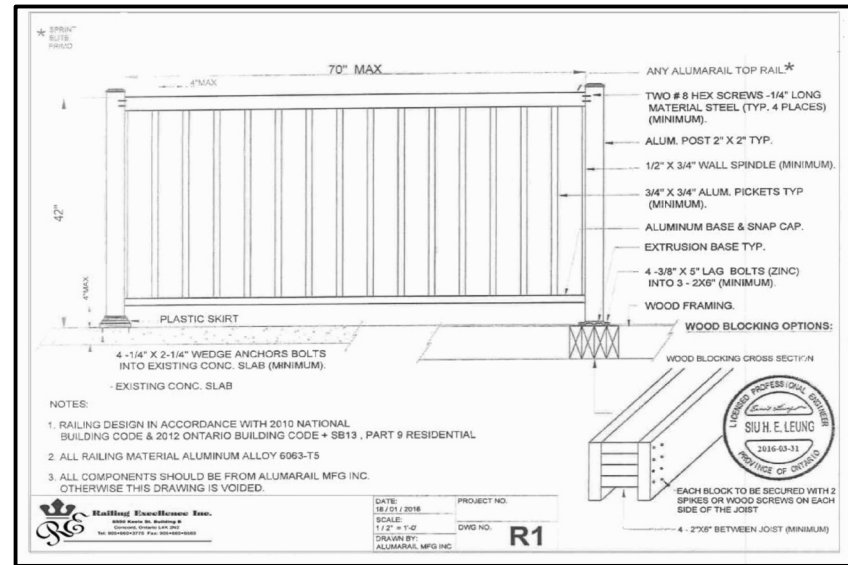
ROOFS AND OTHER PLATFORMS THAT EFFECTIVELY SERVE AS ROOFS WITH RESPECT TO ACCUMULATION OR DRAINAGE OF PRECIPITATION, SHALL BE PROTECTED WITH ROOFING, INCLUDING FLASHING, INSTALLED TO SHED RAIN EFFECTIVELY AND TO PREVENT WATER, DUE TO ICE DAMMING, FROM ENTERING THE ROOF. [OBC 9.26.1.1]

DOOR SCHEDULE	
1	= 2'0" x 6'8" x 1 3/4" EXTERIOR
2	= 2'8" x 6'8" x 1 3/4" EXTERIOR
3	= 2'8" x 6'8" x 1 3/4" GARAGE, GASPROOF + CLOSER
4	= 2'8" x 6'8" x 1 3/8" INTERIOR
5	= 2'6" x 6'8" x 1 3/8" INTERIOR
6	= 2'4" x 6'8" x 1 3/8" INTERIOR
7	= 2'2" x 6'8" x 1 3/8" INTERIOR
8	= 2'0" x 6'8" x 1 3/8" INTERIOR
9	= 1'6" x 6'8" x 1 3/8" INTERIOR

LINTEL SCHEDULE	
L-1	= (2) LINTELS 3 1/2" x 3 1/2" x 1/4"
L-2	= W8 x 18 + 1/4" PLATE
WL-1	= 3 1/2" x 3 1/2" x 1/4" + (2) 2" x 8" #1 SPRUCE
WL-2	= 5" x 3 1/2" x 1/16" + (2) 2" x 10" #1 SPRUCE
WL-3	= 5" x 3 1/2" x 3/16" + (2) 2" x 12" #1 SPRUCE
WL-4	= 6" x 3 1/2" x 3/16" + (3) 2" x 12" #1 SPRUCE

STRUCTURAL NOTE

1. PROVIDE 3-2x6 OR 4-2x4 POST EXTENDED DOWN TO FOOTING AT EACH GIRDER TRUSS AND ROOF BEAM BEARING (TYP.) UNLESS NOTED ON PLAN.



SECOND FLOOR PLAN 'A'

REVISIONS

#	DATE

LEONARD KALISHENKO  
AND ASSOCIATES LIMITED  
STRUCTURAL ENGINEERS  
FOR STRUCTURAL  
DESIGN ONLY



ASSUMED ROOF TRUSS BEARING  
ON THE EXTERIOR WALLS ONLY  
THE DESIGN OF ENTIRE STRUCTURE  
SHOULD BE REVIEWED TO ACCOMMODATE  
FINAL ROOF TRUSS LAYOUT

KING EAST  
ESTATES



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OF THE ARCHITECT AND CANNOT BE USED OR  
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DIMENSIONS ON THE SITE AND REPORT ANY  
DISCREPANCIES TO THE ARCHITECT.  
DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL  
DESIGN INC.

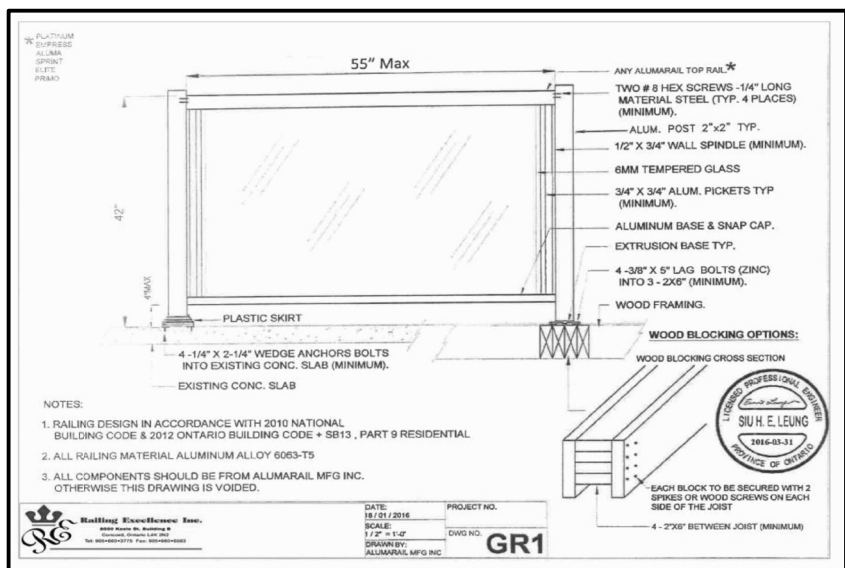
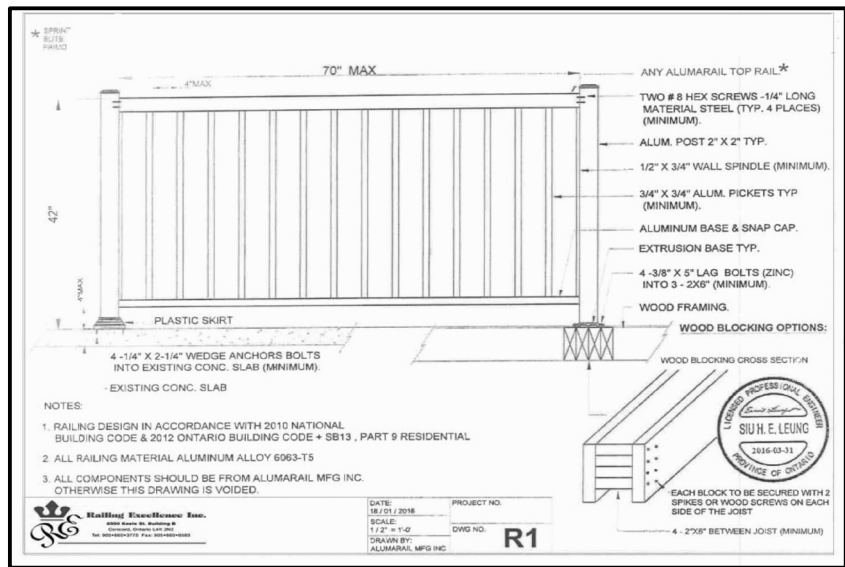
56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

B-MODEL 3400  
LOT 20-B

PROJECT  
PROPOSED  
TWO STOREY DWELLING  
FOR: KING EAST DEVELOPMENTS INC.  
AT: SPECIOSA STREET  
RICHMOND HILL

DRAWING  
SECOND FLOOR PLANS

DATE	DEC '22	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-4
CHECKED			
SCALE	3/16"=1'-0"		



FINISHED GRADE'S PROFILE LINE IS GENERIC AND DOES NOT REFLECT EXACT ELEVATION.

TYPES OF GLASS AND PROTECTION OF GLASS SHALL BE IN ACCORDANCE WITH OBC 9.6.1.4.

RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED FOR DOORS IN ACCORDANCE WITH OBC 9.7.5.2 AND FOR WINDOWS IN ACCORDANCE WITH OBC 9.7.5.3.

GUARDS SHALL CONFORM TO OBC 9.8.8.1 AND SHALL RESIST LOADS IN CONFORMANCE WITH TABLE 9.8.8.2.

GLASS IN GUARDS CONFORM TO OBC SECTION 9.8.8.1.

THE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN AN EXPOSING BUILDING FACE SHALL CONFORM TO TABLE 9.10.14.4.

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, CONSTRUCTION OF EXPOSING BUILDING FACES SHALL CONFORM TO OBC 9.10.15.5.

EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. [OBC 9.14.6.3]

WHERE STEP FOOTINGS ARE USED, THE VERTICAL RISE BETWEEN THE HORIZONTAL PORTIONS SHALL NOT EXCEED 600 mm, AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600 mm. [OBC 9.15.3.9]

THE THICKNESS AND HEIGHT OF FOUNDATION WALLS MADE OF UNREINFORCED CONCRETE BLOCKS OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURE SHALL CONFORM TO TABLE 9.15.4.2.A. FOR WALLS NOT EXCEEDING 2.5 m IN UNSUPPORTED HEIGHT. [OBC 9.15.4.2]

EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE THE FINISHED GROUND LEVEL. [OBC 9.15.4.6]

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

THE UNOBSTRUCTED ROOF VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6, OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. [OBC 9.19.1.2]

FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENEER WALLS IN CONFORMANCE WITH OBC 9.20.13.3.(1).

THROUGHWALL FLASHING SHALL BE PROVIDED IN A MASONRY VENEER WALL SUCH THAT ANY MOISTURE WHICH ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING. [OBC 9.20.13.3.(2)]

WEEP HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED AT THE BOTTOM OF CAVITIES OR AIR SPACES IN MASONRY VENEER WALLS AND ABOVE LINTELS OVER WINDOW AND DOOR OPENINGS. [OBC 9.20.13.8]

A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 900 mm ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF, AND SHALL EXTEND NOT LESS THAN 600 mm ABOVE THE HIGHEST ROOF SURFACE OR STRUCTURE WITHIN 3 m OF THE CHIMNEY. [OBC 9.21.4.4]

THE SLOPE OF ROOF SURFACES, ON WHICH ROOF COVERINGS MAY BE APPLIED, SHALL CONFORM TO OBC 9.26.3.1.

FLASHING SHALL BE INSTALLED AT ALL INTERSECTIONS LISTED OBC 9.26.4.

WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED IN CONFORMANCE WITH OBC 9.26.4.3.

AN EXTERIOR LIGHTING OUTLET WITH FIXTURE PROVIDED, FOR OTHER THAN MAINTENANCE PURPOSES, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL FOR THE LENGTH WHERE:

REFER TO LOT GRADING / SITE PLAN FOR REQUIRED NUMBER OF EXTERIOR STEPS, DOOR BETWEEN GARAGE AND DWELLING, DECK OR BASEMENT WALKOUT CONDITION.

EVERY SURFACE TO WHICH ACCESS IS PROVIDED, FOR OTHER THAN MAINTENANCE PURPOSES, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL FOR THE LENGTH WHERE:

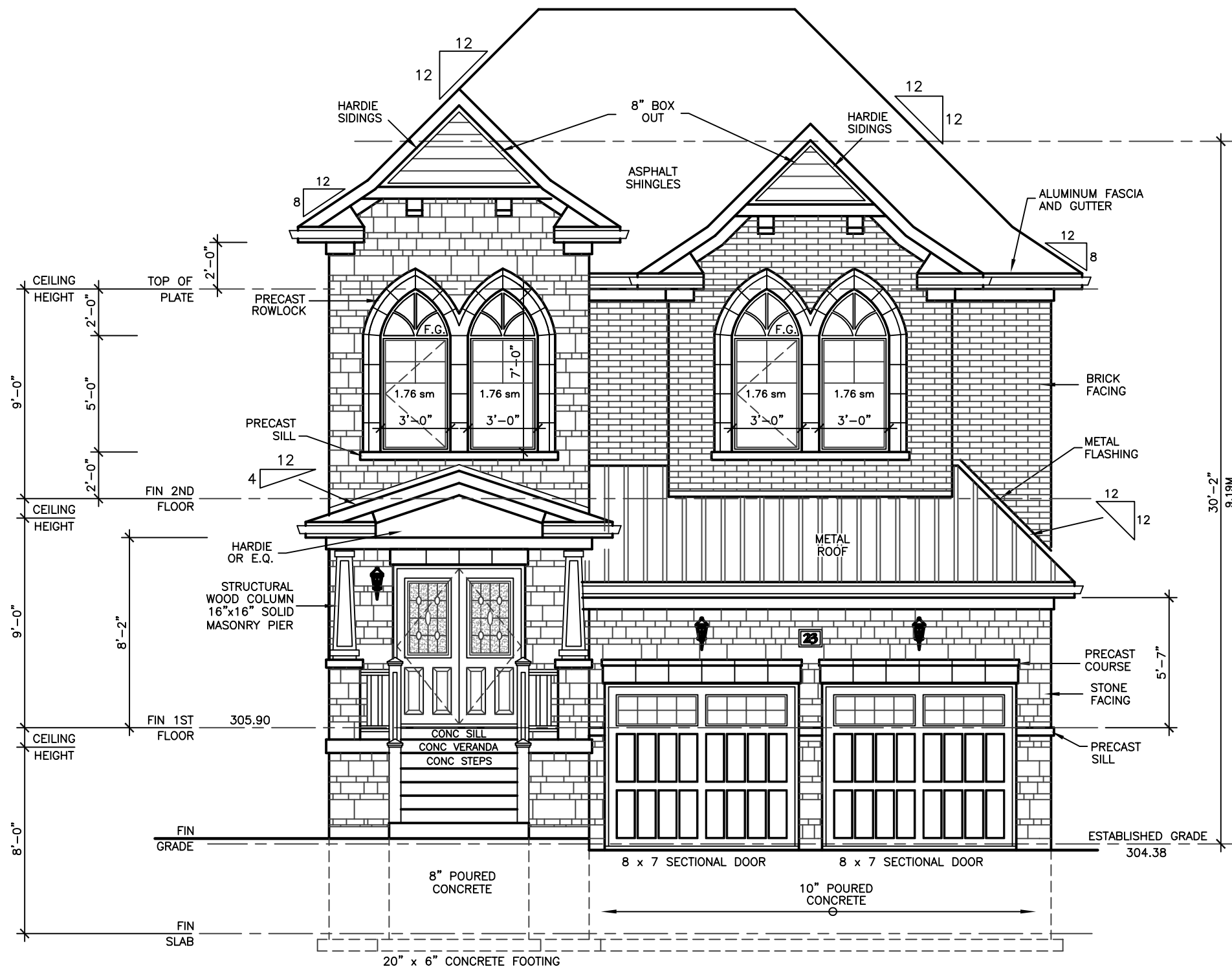
(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR

(B) THE ADJACENT SURFACE WITHIN 1.2 m OF THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2. [OBC 9.8.8.1.(1)]

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL:

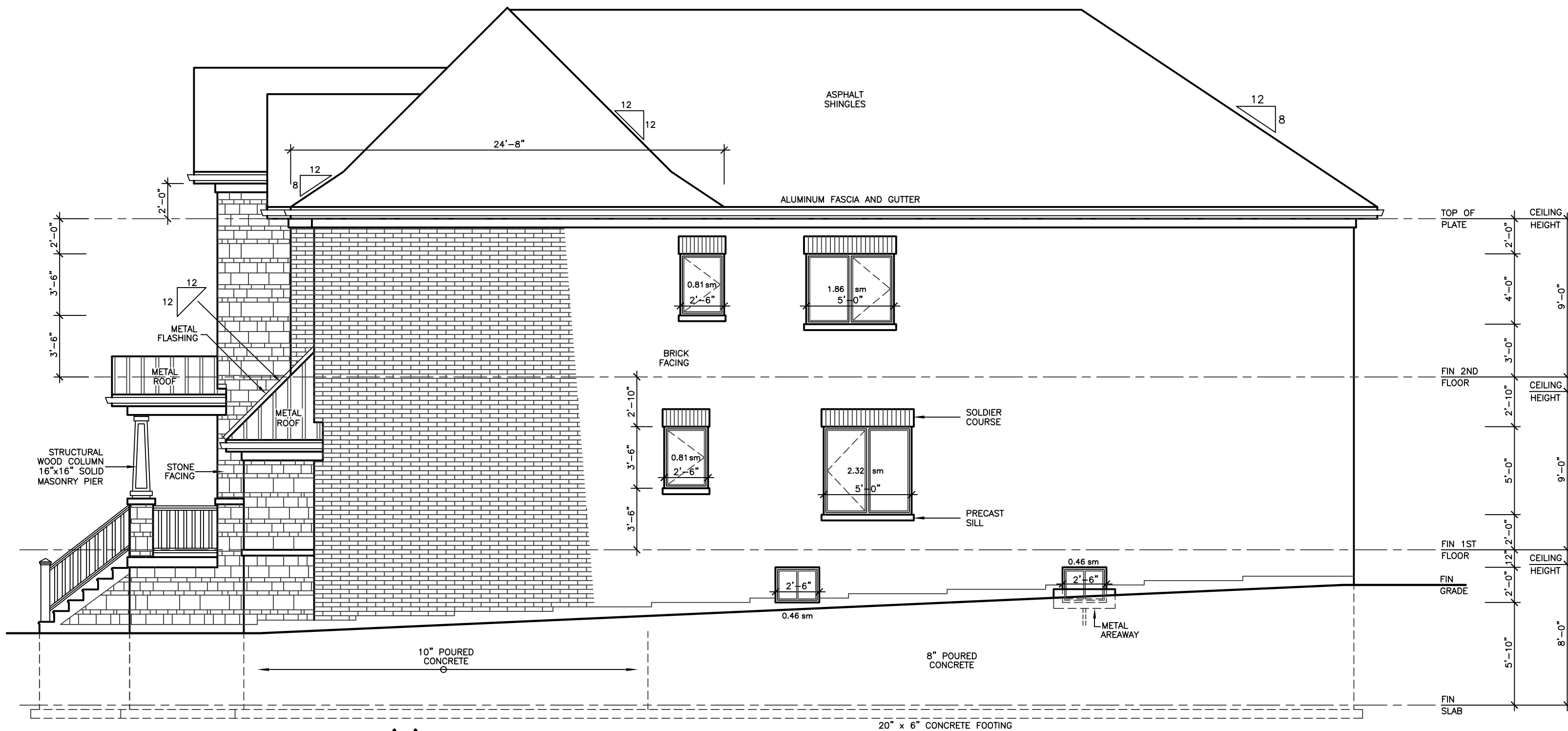
(A) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. WHERE THE LIMITING DISTANCE IS LESS THAN 1.2 m, BUT NOT LESS THAN 0.6 m, OR

(B) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND ALSO BE CLAD WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE IS LESS THAN 0.6 m. [OBC 9.10.15.5.(2)]



FRONT ELEVATION 'A'

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	74.53 SM	7.04 SM	
RIGHT SIDE ELEVATION	134.24 SM	6.74 SM	
LEFT SIDE ELEVATION	138.36 SM	8.22 SM	
REAR ELEVATION	59.56 SM	14.31 SM	
TOTAL AREA	406.69 SM	36.31 SM	8.93



RIGHT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	4.27 FT	1.30 M
MAXIMUM PERCENTAGE	7.00 %	
TOTAL WALL AREA	1350.22 SF	125.44 SM
ALLOWABLE OPENINGS	94.52 SF	8.78 SM
ACTUAL OPENINGS	72.50 SF	6.74 SM

#### REVISIONS

#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	FE 10 23

LEONARD KALISHENKO  
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FOR STRUCTURAL  
DESIGN ONLY



ASSUMED ROOF TRUSS BEARING  
ON THE EXTERIOR WALLS ONLY  
THE DESIGN OF ENTIRE STRUCTURE  
SHOULD BE REVIEWED TO ACCOMMODATE  
FINAL ROOF TRUSS LAYOUT

KING EAST  
ESTATES



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THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.  
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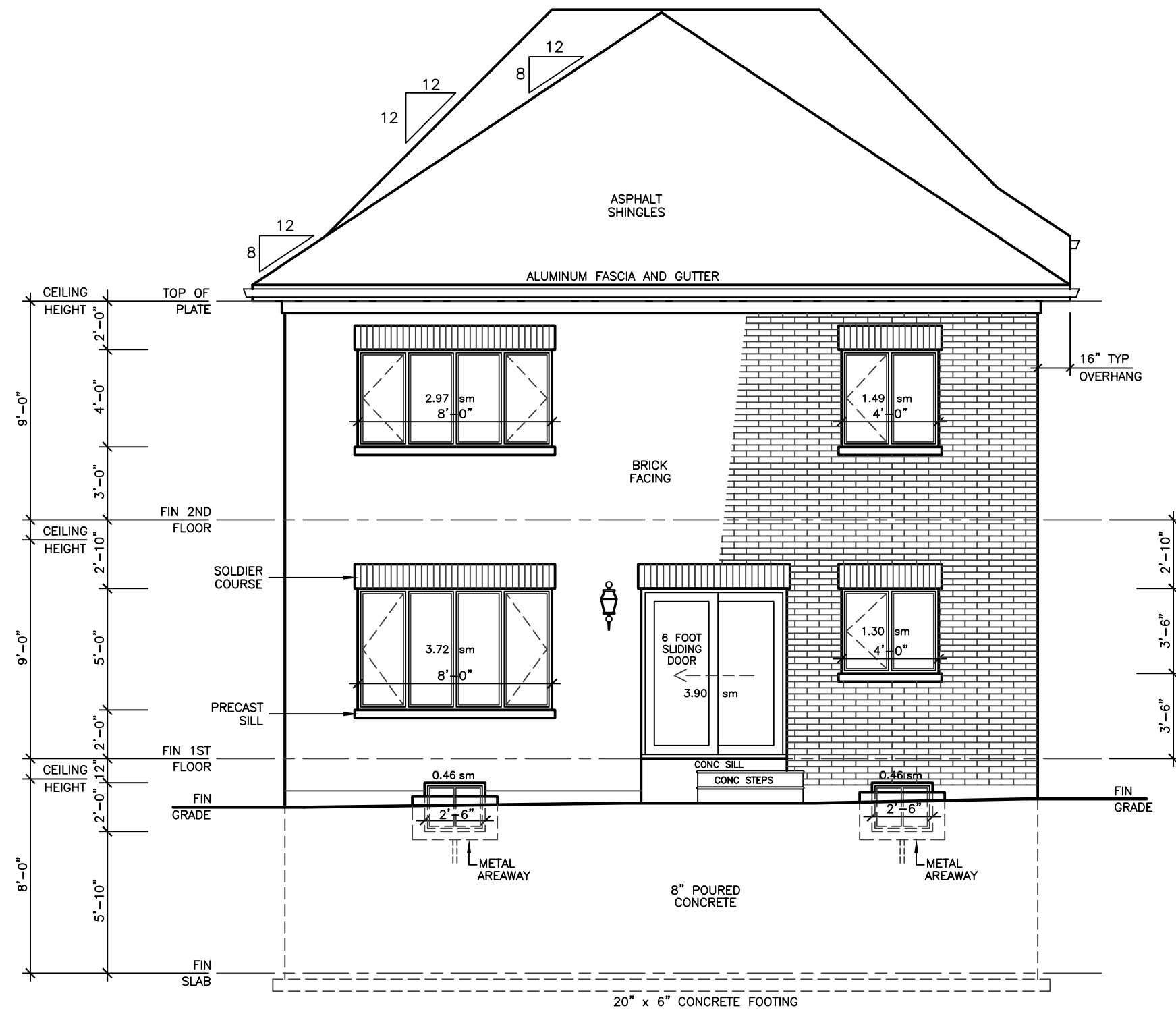
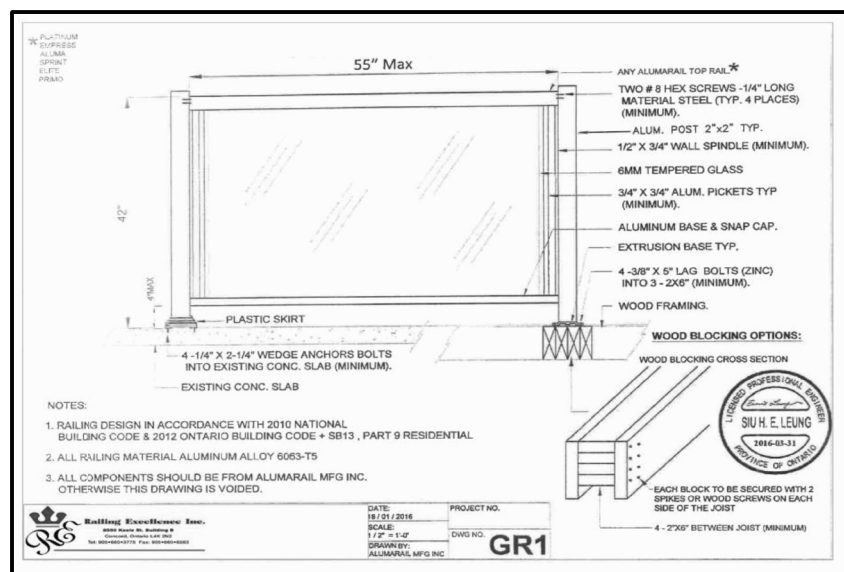
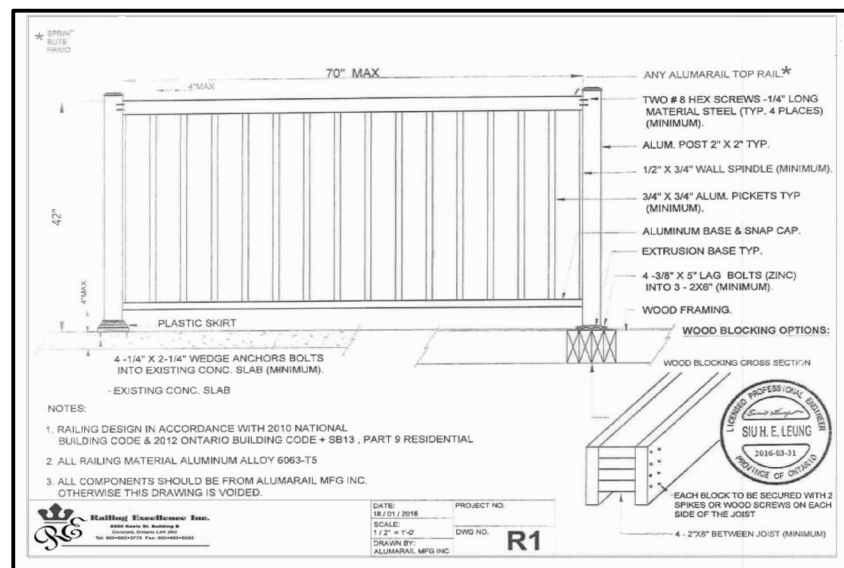
56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

C2A-20  
MODEL 3400 A

PROJECT  
PROPOSED  
TWO STOREY DWELLING  
FOR: KING EAST DEVELOPMENTS INC.  
AT: SPECIOSA STREET  
RICHMOND HILL

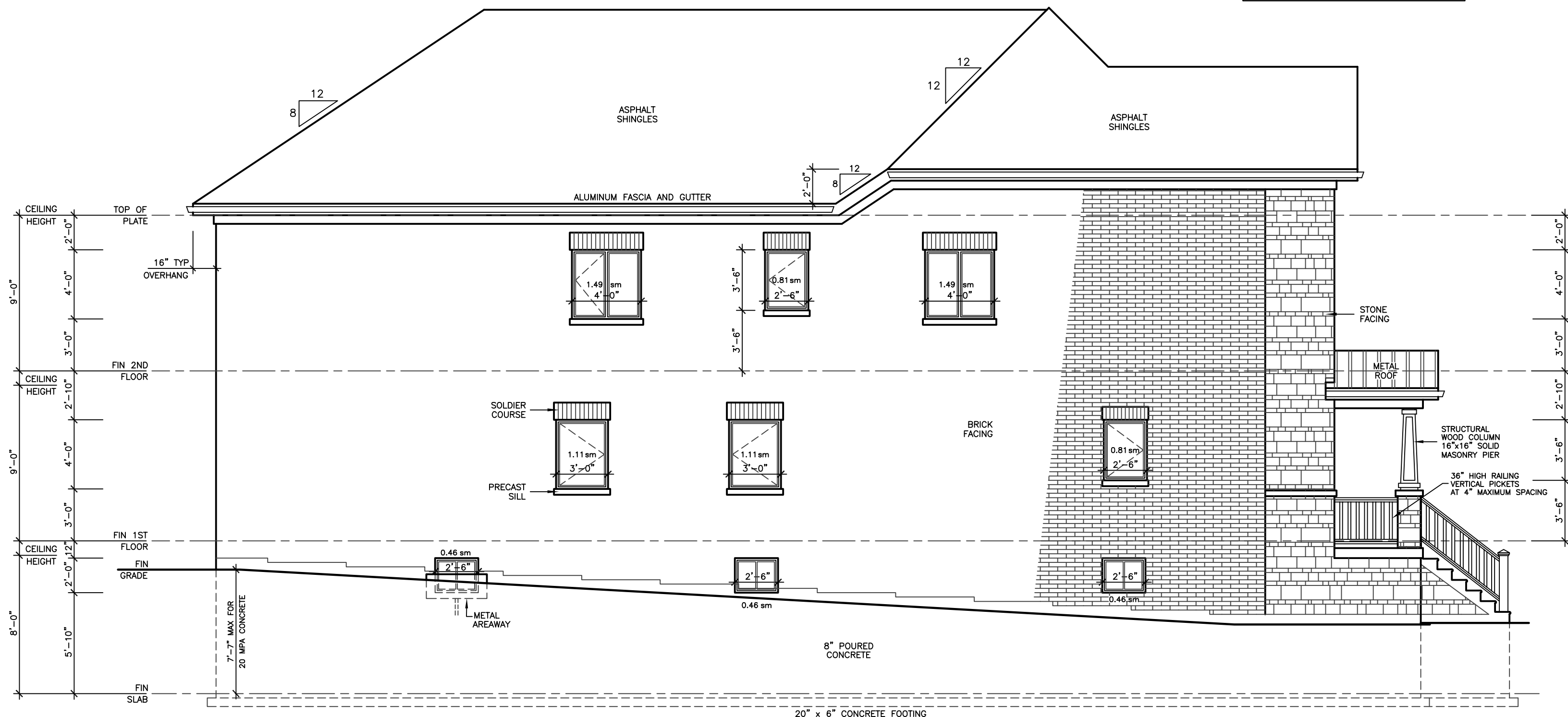
DRAWING  
FRONT AND RIGHT  
SIDE ELEVATIONS 'A'

DATE	APR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-5
CHECKED			
SCALE	3/16"=1'-0"		



REAR ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	19.68 FT	6.00 M
MAXIMUM PERCENTAGE	34.00 %	
TOTAL WALL AREA	641.10 SF	59.56 SM
ALLOWABLE OPENINGS	217.97 SF	20.25 SM
ACTUAL OPENINGS	154.00 SF	14.31 SM



LEFT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	4.27 FT	1.30 M
MAXIMUM PERCENTAGE	7.00 %	
TOTAL WALL AREA	1489.27 SF	138.36 SM
ALLOWABLE OPENINGS	104.25 SF	9.69 SM
ACTUAL OPENINGS	88.50 SF	8.22 SM

# REVISIONS

#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	FE 10 23

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ASSUMED ROOF TRUSS BEARING  
ON THE EXTERIOR WALLS ONLY  
THE DESIGN OF ENTIRE STRUCTURE  
SHOULD BE REVIEWED TO ACCOMMODATE  
FINAL ROOF TRUSS LAYOUT

KING EAST  
ESTATES



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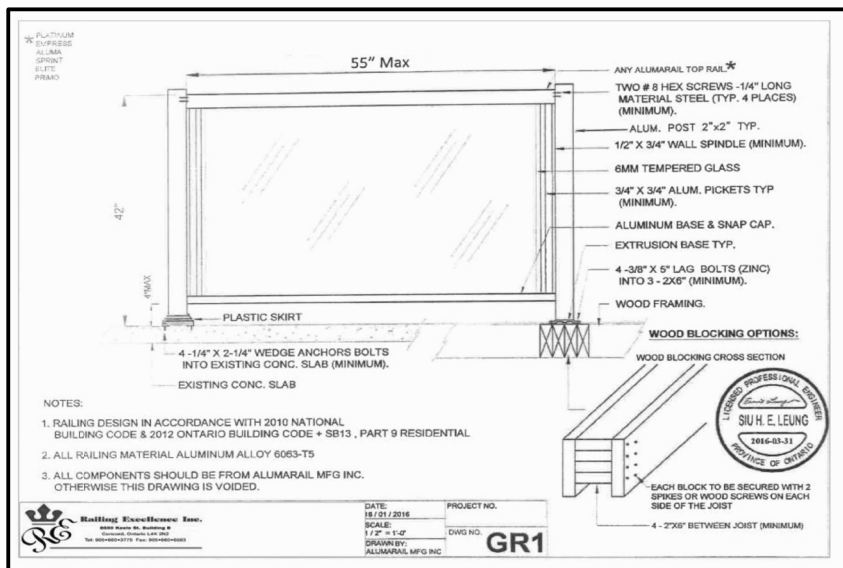
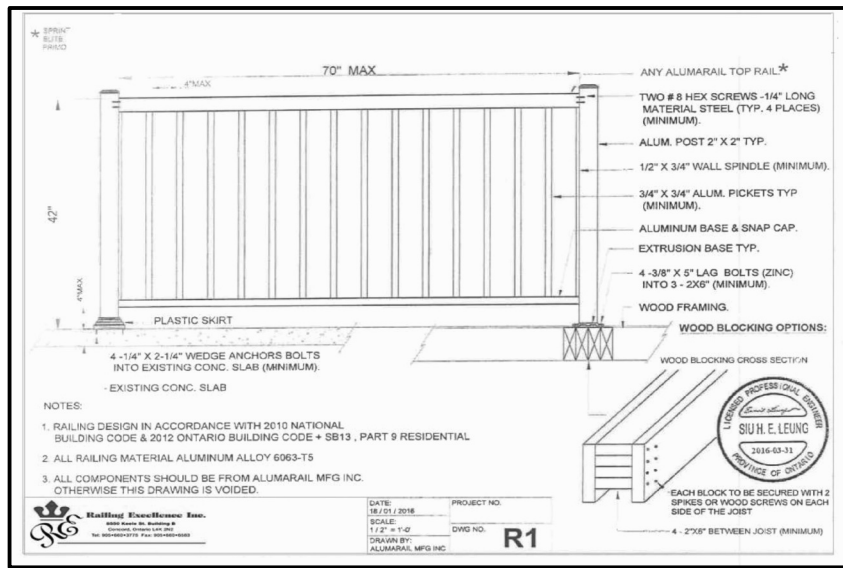
56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

C2A-20  
MODEL 3400 A

PROJECT  
PROPOSED  
TWO STOREY DWELLING  
FOR: KING EAST DEVELOPMENTS INC.  
AT: SPECIOSA STREET  
RICHMOND HILL

DRAWING  
REAR AND LEFT  
SIDE ELEVATIONS 'A'

DATE	APR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-6
CHECKED			
SCALE	3/16"=1'-0"		



DOOR SCHEDULE	
1	= 2'0" x 6'8" x 1 3/4" EXTERIOR
2	= 2'8" x 6'8" x 1 3/4" EXTERIOR
3	= 2'8" x 6'8" x 1 3/4" GARAGE, GASPROOF + CLOSER
4	= 2'8" x 6'8" x 1 3/8" INTERIOR
5	= 2'8" x 6'8" x 1 3/8" INTERIOR
6	= 2'4" x 6'8" x 1 3/8" INTERIOR
7	= 2'2" x 6'8" x 1 3/8" INTERIOR
8	= 2'0" x 6'8" x 1 3/8" INTERIOR
9	= 1'6" x 6'8" x 1 3/8" INTERIOR

LINTEL SCHEDULE	
L-1	= (2) LINTELS 3 1/2" x 3 1/2" x 1/4"
L-2	= W8 x 18 + 1/4" PLATE
WL-1	= 3 1/2" x 3 1/2" x 1/4" + (2) 2" x 8" #1 SPRUCE
WL-2	= 5" x 3 1/2" x 3/16" + (2) 2" x 10" #1 SPRUCE
WL-3	= 5" x 3 1/2" x 3/16" + (2) 2" x 12" #1 SPRUCE
WL-4	= 6" x 3 1/2" x 3/16" + (3) 2" x 12" #1 SPRUCE

CEILING HEIGHTS OF ROOMS OR SPACES IN RESIDENTIAL OCCUPANCIES AND LIVE/WORK UNITS SHALL CONFORM TO TABLE 9.5.3.1. AREAS IN ROOMS OR SPACES OVER WHICH CEILING HEIGHT IS NOT LESS THAN THE MINIMUM SPECIFIED IN TABLE 9.5.3.1 SHALL BE CONTIGUOUS WITH THE ENTRY OR ENTRIES TO THOSE ROOMS OR SPACES. [OBC 9.5.3.1]

CONCEALED SPACES IN INTERIOR WALLS, CEILINGS AND CRAWL SPACES SHALL BE SEPARATED BY FIRE BLOCKS FROM CONCEALED SPACES IN EXTERIOR WALLS AND ATTIC OR ROOF SPACES. [OBC 9.10.16.1.(1)]

SMOKE ALARMS CONFORMING TO CAN/ULC-5351, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH OBC 9.10.19.1

THE MINIMUM DEPTH OF FOUNDATIONS BELOW FINISHED GROUND LEVEL SHALL BE IN ACCORDANCE WITH TABLE 9.12.2.2.

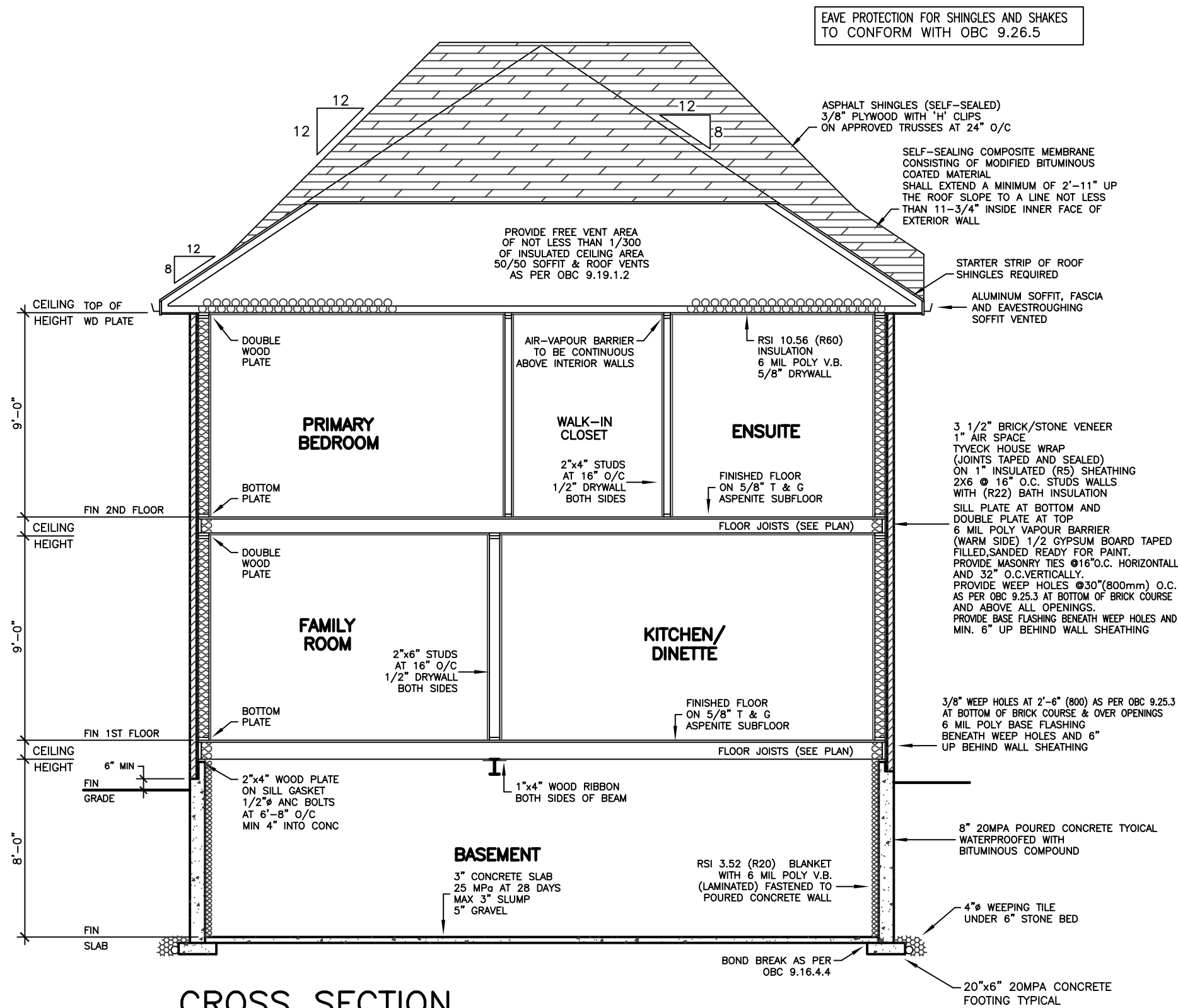
DRAIN TILE AND DRAIN PIPE FOR FOUNDATION DRAINAGE SHALL CONFORM TO THE ENTIRE SUBSECTION OBC 9.9.14.3

FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. [OBC 9.15.3.2]

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FINISH, THE REDUCED SECTION SHALL BE (A) NOT LESS THAN 90 mm THICK, AND (B) TIED TO THE FACING MATERIAL WITH METAL TIES CONFORMING TO OBC 9.20.9.4.(3) SPACED NOT MORE THAN 200 mm O.C. VERTICALLY, AND 900 mm O.C. HORIZONTALLY. (C) THE SPACE BETWEEN THE WALL AND THE FACING SHALL BE FILLED WITH MORTAR. [OBC 9.15.4.7.(2)(3)]

ALL WALLS, CEILINGS AND FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE GROUND SHALL BE PROVIDED WITH THERMAL INSULATION CONFORMING TO SUBSECTIONS 9.25.2, AN AIR BARRIER SYSTEM CONFORMING TO SUBSECTION 9.25.3, AND A VAPOUR BARRIER CONFORMING TO SUBSECTION 9.25.4, AND CONSTRUCTED IN SUCH A WAY THAT THE PROPERTIES AND RELATIVE POSITION OF ALL THE MATERIALS CONFORM TO SUBSECTION 9.25.5

STUCCO SHALL BE NOT LESS THAN 200 mm ABOVE FINISHED GROUND LEVEL EXCEPT WHEN IT IS APPLIED OVER CONCRETE OR MASONRY. [OBC 9.28.1.4]



REVISIONS	
#	DATE

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ASSUMED ROOF TRUSS BEARING  
ON THE EXTERIOR WALLS ONLY  
THE DESIGN OF ENTIRE STRUCTURE  
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FINAL ROOF TRUSS LAYOUT

KING EAST  
ESTATES



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ARCHITECTURAL  
DESIGN INC.

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TEL 905 660-9393  
FAX 905 660-9419

C2A-20  
MODEL 3400 A

PROJECT  
PROPOSED  
TWO STOREY DWELLING  
FOR: KING EAST DEVELOPMENTS INC.  
AT: SPECIOSA STREET  
RICHMOND HILL

DRAWING  
CROSS SECTION

DATE	APR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-7
CHECKED			
SCALE	3/16"=1'-0"		

## GENERAL NOTES

**BASED ON 2012 ONTARIO BUILDING CODE**  
GENERAL CONTRACTOR RESPONSIBLE FOR COMPLYING WITH O.B.C. PART 9,  
LATEST EDITION

### FOOTINGS AND SLABS

FOOTINGS AND FOUNDATIONS TO COMPLY WITH O.B.C. SECTION 9.15  
THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE SLABS SHALL  
BE NOT LESS THAN 15 MPa (2,200 psi) AFTER 28 DAYS AND THE SLUMP  
SHALL BE NOT MORE THAN 75 mm (3"). UNLESS OTHERWISE SPECIFIED.

CONCRETE SLABS USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR  
VERANDAS AND STEPS, SHALL HAVE A COMPRESSIVE STRENGTH OF NOT  
LESS THAN 32 MPa (4,650 psi) AFTER 28 DAYS, AIR ENTRAINMENT OF  
5% TO 8% AND A SLUMP OF NOT MORE THAN 100 mm (4").

THE TOPSOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER  
A BUILDING SHALL BE REMOVED.

SOIL ALLOWABLE BEARING PRESSURE 2500 PSF  
TO BE CONFIRMED ON SITE BY SOIL ENGINEER  
PRIOR TO POURING OF FOOTINGS.

SOIL CAPACITY TO BE CONFIRMED ON SITE BY SOIL ENGINEER BEFORE  
POURING OF FOOTINGS.  
MINIMUM DEPTH OF FOOTINGS – 1.2 m (4'-0") BELOW FINISHED GRADE.

HABITABLE ROOMS ON CONCRETE SLABS SHALL BE DAMPPROOFED WITH A  
MEMBRANE OF POLYETHYLENE WITH A THICKNESS OF NOT LESS THAN  
0.15 mm (0.006") AND JOINTS SHALL BE LAPPED NOT LESS THAN  
300 mm (11-3/4"). IN LIEU OF DAMPPROOFING, SUCH ROOMS SHALL  
BE BUILT ON CONCRETE SLABS THAT HAVE COMPRESSIVE STRENGTH  
OF NOT LESS THAN 25 MPa (3,600 psi) AFTER 28 DAYS.

STEPPED FOOTINGS SHALL HAVE A MINIMUM RUN OF  
600 mm (23-5/8") AND SHALL HAVE A MAXIMUM RISE  
OF 600 mm (23-5/8") FOR FIRM SOLIDS AND 400 mm (15-3/4")  
FOR SAND OR GRAVEL.

CONCRETE SLABS RESTING ON EARTH AT GRADE SHALL BE REINFORCED  
WITH 6x6x6/8 WELDED WIRE MESH. REINFORCING FOR CONCRETE SLABS  
RESTING ON EARTH BELOW GRADE IS OPTIONAL.

### CONCRETE FOUNDATION WALLS

CONCRETE BLOCK FOUNDATION WALLS SHALL BE PARGED BELOW GROUND LEVEL  
WITH AN MINIMUM OF 8 mm (1/4") OF MORTAR AND SHALL BE  
COVERED OVER THE FOOTING WHEN THE FIRST COURSE OF BLOCK IS LAID.

BITUMINOUS OR OTHER WATERPROOFING MATERIAL SHALL BE APPLIED OVER  
THE PARGING OR POURED CONCRETE BELOW GROUND LEVEL.

THE THICKNESS OF FOUNDATION WALLS MADE OF UNREINFORCED CONC. BLOCK  
OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURE SHALL  
CONFORM TO TABLE 9.15.4.2 FOR WALLS NOT EXCEEDING 3.0M IN  
UNSUPPORTED HEIGHT.

CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM THICKNESS OF  
200 mm (8") UNLESS OTHERWISE SPECIFIED. THE MAXIMUM HEIGHT OF  
THE FINISHED GRADE ABOVE THE BASEMENT FLOOR, FOR LATERALLY  
SUPPORTED WALLS, SHALL BE AS FOLLOWS:  
200 mm (7-7/8") FOR CONCRETE BLOCK 2.1 m (6'-11")  
240 mm (9-1/2") CONCRETE BLOCK 1.8 m (5'-11")  
290 mm (11-5/8") CONCRETE BLOCK 2.2 m (7'-3")

WHEN A FOUNDATION WALL CONTAINS AN OPENING MORE THAN 1.2 m  
(3'-11") IN LENGTH OR CONTAINS OPENINGS IN MORE THAN 25% OF ITS  
LENGTH, THAT PORTION OF THE WALL BENEATH SUCH OPENINGS SHALL BE  
CONSIDERED LATERALLY UNSUPPORTED AND SHALL BE REINFORCED.

CONCRETE BLOCK WALLS SHALL BE REINFORCED WITH 15 mm (1/32")  
DIAMETER BARS AT 400 mm (16") O.C. VERTICALLY AND TRUSS-TYPE  
REINFORCEMENTS AT 400 mm (16") O.C. HORIZONTALLY. Voids around  
VERTICAL BARS SHALL BE FILLED WITH SOFT MASONRY.

POURED CONCRETE WALLS SHALL BE REINFORCED WITH 10 mm (3/8")  
DIAMETER BARS EXTENDING 300 mm (12") PAST OPENING ON EACH SIDE.  
FOUNDATION WALLS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING

### BASEMENT COLUMNS AND BEARING WALLS

STEEL COLUMNS SHALL BE FITTED WITH STEEL PLATES AT BOTH ENDS THAT  
ARE NOT LESS THAN 100 mm (4") BY 9.15 mm (3/8") THICK, AND WHERE THE COLUMN SUPPORTS A WOOD BEAM, THE TOP PLATE  
SHALL EXTEND ACROSS THE FULL WIDTH OF THE BEAM.

STEEL COLUMN BOTTOM PLATES SHALL BE ANCHORED TO CONCRETE  
FOOTINGS WITH A MINIMUM OF TWO 13 mm (1/2") DIAMETER ANCHOR BOLTS  
A MINIMUM DEPTH OF 100 mm (4") INTO FOOTING.

STEEL COLUMN TOP PLATES SHALL BE FASTENED WITH A MINIMUM OF TWO  
13 mm (1/2") DIAMETER BOLTS (FOR WOOD BEAMS) AND WELDED TO  
BEAM FLANGES (FOR STEEL BEAMS).

INTERIOR BEARING STUD PARTITIONS SHALL BE 38 mm x 89 mm (2"x4")  
SPRUCES AT 400 mm (16") O.C. OR  
38 mm x 140 mm (2"x6") SPRUCE AT 400 mm (16") O.C.  
WHEN NOTED OTHERWISE, 6 MIL POLYETHYLENE DAMPPROOFING SHALL BE  
SPACED AT 600 mm (23-5/8") O.C. VERTICALLY AND 400 mm (15-3/4")  
O.C. HORIZONTALLY AND SHALL BE NAILED TO THE WOOD STUDS THROUGH  
DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE ANCHORED TO CONCRETE  
CURB AT 2030 mm (6'-8") O.C.

EXTERIOR WOOD COLUMNS SHALL BE ANCHORED TO CONCRETE SLABS OR  
FOOTINGS WITH A STEEL ANCHOR SHOE A MINIMUM OF 175 mm (7")  
ABOVE FINISHED GRADE AND TO THE BEAM WITH A 19 mm x 89 mm x  
90 mm (1"x4"x7") ANCHOR NAILING STRIP AT THE TOP OF THE COLUMN.

### FIRE SEPARATION

BEAMS AND JOISTS WHICH ARE FRAMED INTO A MASONRY OR CONCRETE  
FIRE SEPARATION SHALL NOT REDUCE THE THICKNESS OF THAT FIRE  
SEPARATION TO LESS THAN 100 mm (4") OF MASONRY OR CONCRETE.

FOAMED PLASTICS WHICH FORM PART OF A WALL OR CEILING ASSEMBLY  
SHALL BE PROTECTED FROM ADJACENT HABITABLE SPACES BY GYPSUM  
BOARD OR EQUIVALENT NON-COMBUSTIBLE MATERIAL.

### MASONRY VENEER WALLS

MASONRY VENEER RESTING ON A BEARING SUPPORT SHALL BE OF SOLID  
UNITS WITH A MINIMUM THICKNESS OF 70 mm (2-3/4") TO A MAXIMUM  
HEIGHT OF 11 m (36'-1").

AN AIR SPACE, WITH A MINIMUM THICKNESS OF 25 mm (1"), SHALL BE  
PROVIDED BETWEEN MASONRY VENEER AND WALL SHEATHING.

MASONRY VENEER SHALL BE TIED TO WOOD FRAMING MEMBERS WITH  
CORROSION-RESISTANT STRAPS, WITH A MINIMUM THICKNESS OF 0.76 mm  
(0.030") AND A MINIMUM WIDTH OF 22 mm (7/8"). STRAPS SHALL BE  
SPACED AT 600 mm (23-5/8") O.C. VERTICALLY AND 400 mm (15-3/4")  
O.C. HORIZONTALLY AND SHALL BE NAILED TO THE WOOD STUDS THROUGH  
THE WALL SHEATHING.

MASONRY VENEER RESTING ON A BEARING SUPPORT SHALL NOT PROJECT  
MORE THAN 25 mm (1") WHERE THE VENEER IS AT LEAST 90 mm  
(3-1/2") THICK, AND 12 mm (1/2") WHERE THE VENEER IS LESS THAN  
90 mm (3-1/2") THICK.

WEEP HOLES SHALL BE PROVIDED ABOVE ALL OPENINGS, AT ROOF/WALL  
INTERSECTIONS AND AT THE BOTTOM OF MASONRY VENEER WALLS. THESE  
HOLES SHALL BE 10 mm (3/8") AND SHALL HAVE A MAXIMUM SPACING  
OF 900 mm (2'-7").

WEEP HOLES AT THE BOTTOM OF MASONRY VENEER WALLS SHALL BE  
PROVIDED WITH FLASHING THAT EXTENDS FROM A POINT A MINIMUM OF  
5 mm (3/16") BEYOND THE OUTSIDE FACE OF THE SUPPORTING WALL TO  
A POINT A MINIMUM OF 150 mm (5-7/8") UP BEHIND THE FLASHING  
PAPER. IF SUCH FLASHING IS FLEXIBLE, IT SHALL BE PROVIDED WITH  
CONTINUOUS SUPPORT.

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC 9.3.3.9.

PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHT TO CONFORM WITH  
OBC 9.7.3.

WOOD BEAMS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS  
THAN 89 mm (3-1/2") BEARING AT END SUPPORTS. [OBC 9.2.3.8.1]

A FLOOR DRAIN SHALL BE INSTALLED IN A BASEMENT FORMING PART OF A DWELLING  
UNIT. [OBC 9.3.1.4.4]

CAPACITY AND SOUND RATINGS FOR REINFORCED  
FANS SHALL CONFORM TO OBC 9.3.2.3.9.

3-WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL  
HAVE TWO SWITCHES. ONE SWITCH SHALL BE PROVIDED TO CONTROL AT LEAST ONE  
LIGHTING OUTLET WITH FIXTURE FOR STAIRWAYS WITH 4 OR MORE RISERS IN  
DWELLING UNITS. [OBC 9.3.4.2.3(2)]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR EACH 30 m<sup>2</sup> OF FLOOR AREA  
OR FRACTION OF IT IN UNFINISHED BASEMENTS. [OBC 9.3.4.2.4]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED IN STORAGE ROOMS. [OBC 9.3.4.2.5]

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC 9.3.3.9.

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WOOD BEAMS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS  
THAN 89 mm (3-1/2") BEARING AT END SUPPORTS.

ALL FLOOR JOISTS, CEILING JOISTS, ROOF JOISTS AND RAFTERS SHALL HAVE  
A MINIMUM END BEARING LENGTH OF 38 mm (1-1/2").

WALL PLATES SHALL BE NOT LESS THAN 38 mm (1-1/2") THICK AND NOT  
LESS THAN 100 mm (4") WIDE. WALL STUDS SHALL BE NOT FEWER THAN TWO  
TOP PLATES SHALL BE PROVIDED IN LOADBEARING WALLS.

WHERE FLOOR SHEATHING SUPPORTS CERAMIC TILES, IT SHALL BE  
REINFORCED IN ACCORDANCE WITH O.B.C. SECTION 9.3.0.6.

SOLID BLOCKING SHALL BE PROVIDED UNDER ALL CONCENTRATED LOADS.

### ROOF CONSTRUCTION

EAVESSTORMS AND DOWNSPOUTS SHALL BE PROVIDED AND CONNECTED  
TO STORM SEWERS, WHERE AVAILABLE, OR DISCHARGED ONTO CONCRETE  
PADS AND DIRECTED AWAY FROM ANY BUILDINGS.

### NATURAL AND MECHANICAL VENTILATION

ROOMS IN DWELLING UNITS VENTILATED BY NATURAL MEANS SHALL HAVE  
AN UNFINISHED BASEMENT OR CRAWL SPACE WITH THE FOLLOWING:

BATHROOMS 0.09 m<sup>2</sup> (0.97 ft<sup>2</sup>)  
ALL OTHER ROOMS 0.28 m<sup>2</sup> (3.00 ft<sup>2</sup>)

### INSULATION, AIR AND VAPOUR BARRIERS

THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE  
PROVIDED WITH A CONTINUOUS BARRIER TO AIR LEAKAGE AND WATER  
VAPOUR DIFFUSION FROM THE INTERIOR OF THE BUILDING INTO WALL,  
FLOOR, ATTIC AND ROOF SPACES.

FOAMED INSULATION MUST BE PROTECTED ON INTERIOR SURFACES BY  
GYPSUM BOARD OR EQUIVALENT NON-COMBUSTIBLE MATERIAL.

## BASEMENT

BEARING CAPACITY OF SOIL SHALL BE  
CONFIRMED PRIOR TO CONSTRUCTION.

FOR ENGINEERED TRUSS JOISTS, REFER  
TO ATTACHED MANUFACTURER'S FLOOR  
JOIST DRAWINGS.

MINIMUM FOOTING WIDTH OR AREA SHALL  
CONFORM TO TABLE 9.15.3.4.

WOOD COLUMNS SHALL CONFORM TO OBC 9.17.3.  
MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR  
BEAMS SHALL CONFORM TO TABLES A-8  
THROUGH A-10.

MAXIMUM SPANS FOR LINTELS SHALL  
CONFORM TO TABLES A-13 THROUGH A-19.  
FLOORS-ON-GROUNDS SHALL CONFORM TO  
OBC 9.16.

CONCRETE SHALL CONFORM TO OBC 9.3.1.

A SUBSURFACE INVESTIGATION, INCLUDING  
GROUNDWATER CONDITIONS, SHALL BE CARRIED  
OUT BY OR UNDER THE DIRECTION OF  
PERSON HAVING KNOWLEDGE AND EXPERIENCE  
IN MINING AND EXECUTING SUCH  
INVESTIGATIONS TO A DEGREE APPROPRIATE  
FOR THE BUILDING AND ITS USE, THE GROUND  
AND THE SURROUNDING SITE CONDITIONS.

TERMITE AND DECAY PROTECTION FOR  
LUMBER AND WOOD PRODUCTS SHALL  
CONFORM TO OBC 9.3.2.9.

STRUCTURAL MEMBERS AND THEIR  
CONNECTIONS SHALL CONFORM TO OBC 9.4.1.

THE CLEAR HEIGHT OVER STAIRS MEASURED  
VERTICALLY FROM A LINE DRAWN THROUGH  
THE LEADING EDGES OF THE TREADS SHALL  
BE NOT LESS THAN 1,950 mm (6'-5") WITHIN  
DWELLING UNITS [OBC 9.8.2.2]

DIMENSIONS FOR RECTANGULAR TREADS AND RUN  
(1) THE RUN, WHICH IS MEASURED AS  
THE HORIZONTAL NOSING TO NOSING DISTANCE,  
AND THE TREAD DEPTH OF RECTANGULAR TREADS  
SHALL CONFORM TO TABLE 9.8.4.1

(2) THE DEPTH OF A RECTANGULAR TREAD SHALL  
NOT BE LESS THAN ITS RUN AND NOT MORE  
THAN ITS RUN PLUS 25mm [OBC 9.8.4.2]

A DOOR BETWEEN AN ATTACHED OR BUILT-IN  
GARAGE AND A DWELLING UNIT SHALL BE  
TIGHT-FITTING AND WEATHERSTRIPPED TO  
PROVIDE AN EFFECTIVE BARRIER AGAINST THE  
PASSAGE OF GASES AND EXHAUST FUMES  
AND SHALL BE FITTED WITH A SELF-CLOSING  
DEVICE. [OBC 9.10.13.15]

FACTORY-BUILT FIREPLACES AND THEIR  
INSTALLATION SHALL CONFORM TO  
CAN/ULC-S351, "SMOKE ALARMS", SHALL  
BE INSTALLED IN EACH DWELLING UNIT.  
FIREPLACES [OBC 9.2.2.8.3]

LAUNDRY FACILITIES OR A SPACE FOR  
LAUNDRY FACILITIES SHALL BE PROVIDED  
IN EVERY DWELLING UNIT OR GROUPED  
ELSEWHERE IN THE BUILDING  
CONVENIENTLY ACCESSIBLE TO OCCUPANTS  
OF EVERY DWELLING UNIT. [9.31.4.2]

A CLOTHES DRYER EXHAUST DUCT SYSTEM  
SHALL CONFORM TO PART 6, [OBC 9.32.1.1.(5)]

AN EXHAUST AIR INTAKE SHALL BE INSTALLED  
IN EACH KITCHEN, BATHROOM AND WATER  
CLOSET ROOM. [OBC 9.32.3.5(2)]

EXCEPT FOR CLOTHES DRYERS, EXHAUST  
OUTLETS SHALL BE FITTED WITH SCREENS OF  
1.00 mm (1/32") MESH OR SMALLER, EXCEPT  
WHERE CLIMATIC CONDITIONS MAY REQUIRE  
LARGER OPENINGS. [OBC 9.32.3.12.(10)]

THE DESIGN, CONSTRUCTION AND INSTALLATION,  
INCLUDING THE PROVISION OF COMBUSTION  
AIR, OF SOLID-FUELED BURNING APPLIANCES  
AND EQUIPMENT, INCLUDING STOVES, RANGES  
AND SPACE HEATERS SHALL CONFORM TO  
CAN/CSA-B365, "INSTALLATION CODE FOR  
GAS-FUELED BURNING APPLIANCES AND  
EQUIPMENT". [OBC 9.3.3.1.2]

A LIGHTING OUTLET WITH FIXTURE CONTROLLED  
BY A WALL SWITCH SHALL BE PROVIDED IN  
KITCHENS, UTILITY ROOMS, LAUNDRY ROOMS,  
DINING ROOMS, BATHROOMS, WATER-CLOSET  
ROOMS, VESTIBULES AND HALLWAYS, AS WELL  
AS IN BEDROOMS AND BATHS. LIGHTS THAT  
ARE NOT PROVIDED WITH A RECEPTACLE  
THAT IS CONTROLLED BY A WALL SWITCH.

3-WAY WALL SWITCHES LOCATED AT THE  
HEAD AND FOOT OF EVERY STAIRWAY SHALL  
BE PROVIDED TO CONTROL AT LEAST ONE  
LIGHTING OUTLET WITH FIXTURE FOR  
STAIRWAYS WITH 4 OR MORE RISERS IN A HOUSE  
OR DWELLING UNITS. [OBC 9.3.4.2.3(2)]

A LIGHTING OUTLET WITH FIXTURE SHALL BE  
PROVIDED FOR EACH 30 m<sup>2</sup> OF FLOOR AREA  
OR FRACTION OF IT IN UNFINISHED BASEMENTS.  
[OBC 9.3.4.2.4]

A LIGHTING OUTLET WITH FIXTURE SHALL BE  
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REINFORCED CONCRETE SLABS SHALL  
CONFORM TO OBC 9.3.3.9.

PERFORMANCE OF WINDOWS, DOORS AND  
SKYLIGHT TO CONFORM WITH OBC 9.7.3.

WOOD BEAMS SHALL HAVE AN EVEN AND  
LEVEL BEARING AND SHALL HAVE NOT LESS  
THAN 89 mm (3-1/2") BEARING AT END  
SUPPORTS. [OBC 9.2.3.8.1]

A FLOOR DRAIN SHALL BE INSTALLED IN A  
BASEMENT FORMING PART OF A DWELLING  
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CAPACITY AND SOUND RATINGS FOR REINFORCED  
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